

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Roberta Moore, Planner I

**SUBJECT:** Special Permit, SE 5-2-03, Longhorn Property Management, Inc., 4411 Kean Road, Generally located at the northwest corner of Orange Drive and Kean Road.

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** SE 5-2-03 Longhorn Property, 4411 Kean Road (M-3, Hacienda Village)

**REPORT IN BRIEF:** The applicant is proposing to install an office trailer in the northwest corner of the property to provide working space for construction crew members. This space will be utilized for the dispatching of crew members and to provide an acceptable working space for two field supervisors. The office trailer will be located 10 feet from the property line adjacent to Florida's Turnpike due to the overhead power lines that exist on the parcel.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the July 23, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to approve with the stipulation that the approval expires March 2006 and should be renewed by the Planning and Zoning Board and Town Council at that point in time. (Motion carried 5-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report, Justification, Survey with proposed trailer, Land Use Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

<b><u>Owner:</u></b>		<b><u>Agent:</u></b>	
<b>Name:</b>	Longhorn Property Management, Inc.	<b>Name:</b>	Megatran, Inc.
<b>Address:</b>	4201 Kean Road	<b>Address:</b>	1680 NW 96 Avenue
<b>City:</b>	Davie, Florida 33314	<b>City:</b>	Miami, Florida 33172
<b>Phone:</b>	(954) 581-2810	<b>Phone:</b>	(305) 477-1707

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**Background Information**

**Date of Notification:** July 11, 2003    **Number of Notifications:** 68, at 1,000 feet

**Application History:** No deferrals have been requested.

**Application Request:** Section 12-35 Special Uses allows for unique and unanticipated uses to be reviewed as a Special Permit. Megatran, Inc. has asked for a Special Permit to allow for an office trailer in the northwest corner of the property.

**Address/Location:** 4411 Kean Road / Generally located at the northwest corner of Orange Drive and Kean Road.

**Future Land Use Plan Designation:** Industrial

**Zoning:** M-3, Hacienda Village

**Existing Use:** Outside storage of construction equipment.

**Proposed Use:** To place an office trailer on the northwest corner of the property to provide working space for construction crews and two field supervisors.

**Parcel Size:** 1.808 acres (78,756.48 square feet)

**Surrounding Uses:**

**North:** Longhorn Properties  
**South:** Orange Drive  
**East:** Andrix Pharmaceuticals Inc.  
**West:** Florida's Turnpike

**Surrounding Land**

**Use Plan Designation:**

Industrial  
Recreation and Open Space  
Industrial  
Transportation

**Surrounding Zoning:**

**North:** M-4, Hacienda Village  
**South:** Transportation  
**East:** M-3, Planned Industrial Park District  
**West:** Transportation

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**Zoning History**

**Related Zoning History:** None.

**Previous Request on same property:** None.

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**Application Details**

The applicant is proposing to install an office trailer in the northwest corner of the property to provide a working space that construction crews can go to in order to receive their assignments and to also provide a working space for two field supervisors. The special permit shall be valid until March 2006 at which time it shall be reviewed by the Planning and Zoning Board and Town Council.

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**Applicable Codes and Ordinances**

Section 12-35 Special Uses allows for unique and unanticipated uses to be reviewed as a Special Permit.

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**Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 6. This planning area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's non-residential tax base for the future.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 58.

**Applicable Goals, Objectives & Policies:** *Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Findings of Fact

### Review for Special Permits:

#### **Section 12-308(A)(1)(a):**

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
  - (ii) The proposed change will not create an unrelated an incompatible use;
  - (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;
  - (iv) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;
  - (v) The proposed change will not adversely affect surrounding property values;
  - (vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
  - (vii) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.
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## Staff Analysis

The applicant is proposing to install an office trailer in the northwest corner of the property to provide a working space for the construction crew members. This space will be utilized for the dispatching of crew members and to provide an acceptable working space for two field supervisors.

The office trailer shall be located 10 feet from the property line adjacent to Florida's Turnpike due to the overhead power lines.

The special permit shall be valid until March 2006 at which time it shall be reviewed by the Planning and Zoning Board and Town Council.

The intent of Land Development Code's requirement for special permits is for the Town to consider external impacts of uses that require special permits. Staff finds that the proposed office trailer poses minimal negative impacts on the surrounding area.

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## Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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## **Planning and Zoning Board Recommendations**

At the July 23, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to approve with the stipulation that the approval expires March 2006 and should be renewed by the Planning and Zoning Board and Town Council at that point in time. (Motion carried 5-0).

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### **Exhibits**

1. Justification
2. Survey with location of office trailer
3. Land Use Map
4. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_





*State Licensed*  
Utility and Electrical Contractors  
Construction Management

**JUSTIFICATION FOR THE SPECIAL PERMIT FOR MEGATRAN,**  
**INC.**

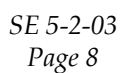
Megatran would like to install an office trailer in the northwest corner of the property that is located at 4411 Kean Road. This office trailer would provide working space from which the construction crews presently report to this site can be properly dispatched and to provide an acceptable working space for the two field supervisors.

Respectfully Submitted by,

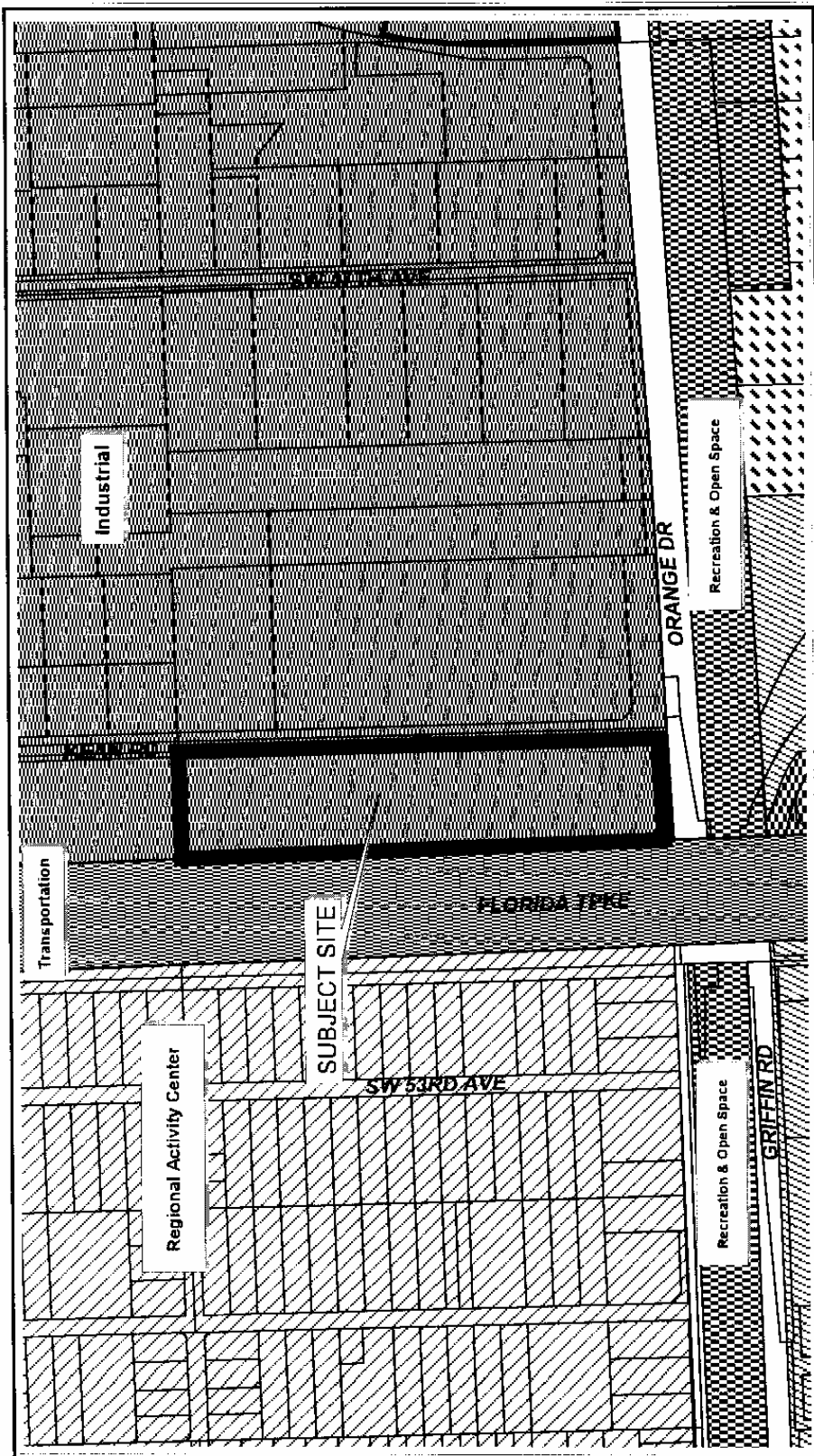
Michael B. Acosta, PE

President, Megatran Inc.

1680 NW 96th Avenue ♦ Miami, Florida 33172 ♦ (305) 477-1707 ♦ FAX (305) 592-4239

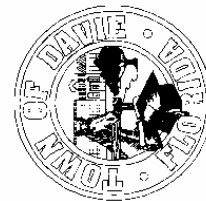






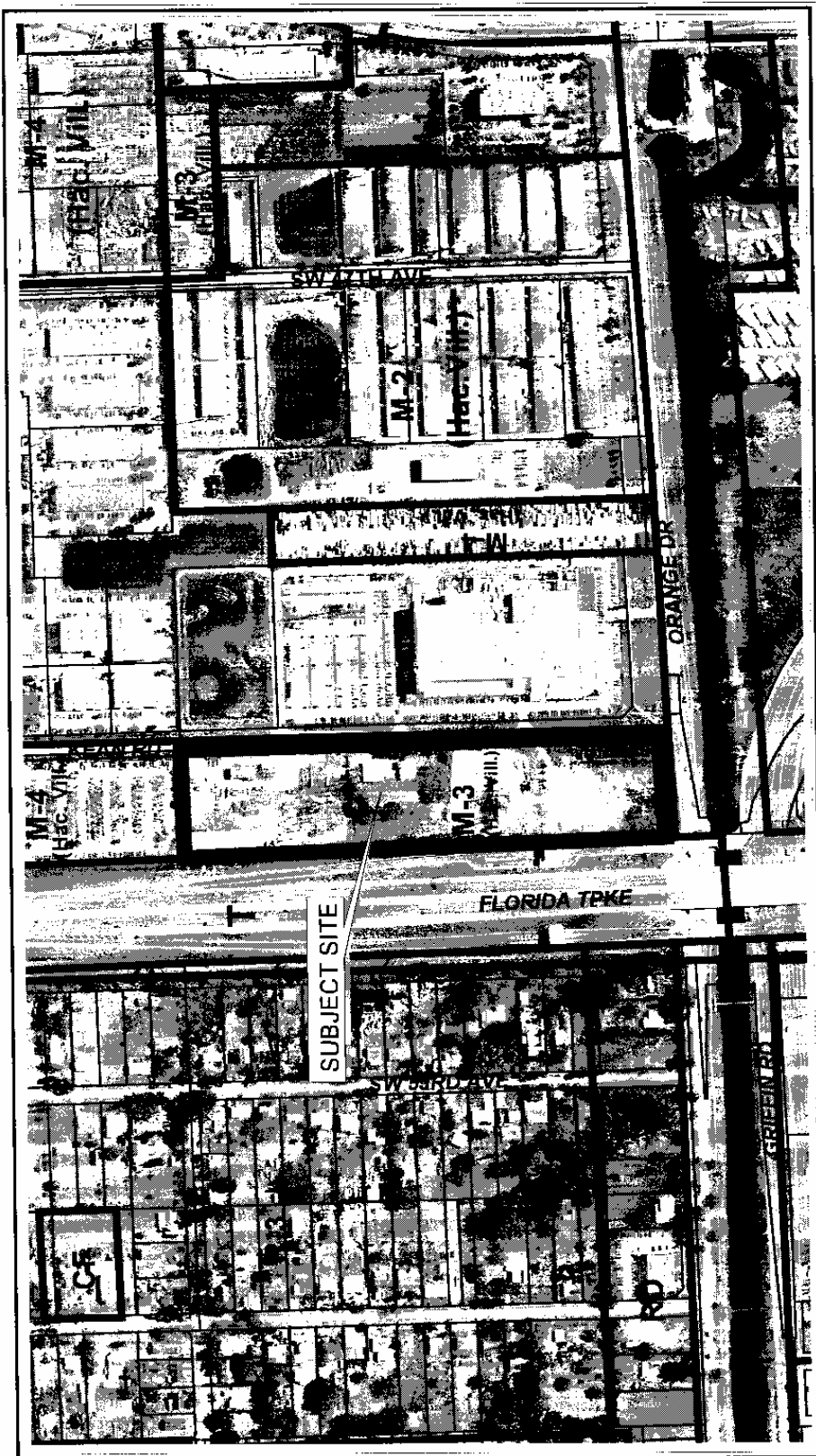
**SPECIAL PERMIT  
SE 5-2-03  
Future Land Use Map**

Prepared By: ILD  
Date Prepared: 7/10/03



400 0 400 800 Feet

Planning & Zoning Division - GIS

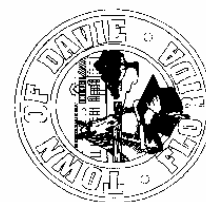


Date Flown:  
12/31/01



400 0 400 800 Feet

Planning & Zoning Division - GIS



# **SPECIAL PERMIT** **SE 5-2-03** **Zoning and Aerial Map**

Prepared By: JLD  
Date Prepared: 7/10/03